

ATTACHMENT A

LETTER OF REQUEST FROM THE APPLICANT

Rockwell Homes

A California Land Development Corporation

Letter of Justification

December 5, 2003

City of Sunnyvale

Re: 612 & 616 Ahwanee Avenue – AHWANEE VILLAS

Dear Members of City Council:

Background:

Per City of Sunnyvale Planning Department, the subject properties are currently zoned R2, which allows maximum number of 11 townhomes to be built on it, if combined.

The subject is currently surrounded by a fairly new Condominium project with an R4 zoning to the South, an older Town home complex with an R2 zoning to the East and North, and a Bay Shore Freeway to the West.

Proposal:

Rockwell Homes strongly believes that the best and most effective usage for this site is an R3 zoning, which allows us to build maximum number of 22 townhomes. Therefore, Rockwell homes respectfully requests that the zone change amendment to be granted, so we may be able to build less larger, but more reasonably priced units in Sunnyvale.

Our project, Ahwanee Villas, will consist of 18 very attractive and well-designed town homes, which its architectural concept and design was inspired from our prior project built, and completed successfully in Sunnyvale called "Poplar Terrace" in year 2000.

We look forward in working with the staff as to how we may meet their requirements. We also thank you for your consideration and support.

Sincerely,

Michael Abdollahi

Michael Abdollahi

Vice president